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SOLVANG GENERAL PLAN
LAND USE ELEMENT

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UNIVERSITY OF CALIFORNIA

Land Use Element



**City of Solvang
General Plan Program**

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LAND USE ELEMENT

1.0 INTRODUCTION

1.1 OVERVIEW

1.1.1 Contents of Element

The land use element describes existing land use characteristics and development patterns in Solvang. This element also identifies the issues (such as locational factors and physical constraints) affecting land use planning in Solvang. This element also articulates the goals, objectives, and policies pursuant to the land use plan. The land use plan provided in this element is based upon existing land use characteristics and land use planning issues as well as the city's goals, objectives, and policies.

1.1.2 Key Issues

Several land use issues were identified by city staff, consultants, and the General Plan Advisory Committee. These issues include relating residential densities to topographic constraints, identifying ways to implement innovative land use designs for large vacant parcels, considering the potential to regulate the appearance of the light industrial development at the west end of the city, maintaining the image of Solvang as a small town village in an open space/agricultural setting, providing an adequate circulation and parking system and maintaining and enhancing the tourist and economic base.

A primary issue affecting Solvang's development and identity is the existing Danish Northern European character of the community and its orientation to tourism. It is essential that future development in the city's Village Area be compatible with the area's established character.

Other key issues affecting Solvang's land use planning include environmental limitations, fiscal constraints which would limit the provision of public services, the need to maintain an appropriate balance of land use types and intensities within the city, the maintenance and protection of

2.0. INTRODUCTION

2.1. SUMMARY

2.1.1. Summary of Issues

The first two issues are related to the planning and development of the city. The first issue is related to the planning and development of the city. The second issue is related to the planning and development of the city. The third issue is related to the planning and development of the city. The fourth issue is related to the planning and development of the city. The fifth issue is related to the planning and development of the city. The sixth issue is related to the planning and development of the city. The seventh issue is related to the planning and development of the city. The eighth issue is related to the planning and development of the city. The ninth issue is related to the planning and development of the city. The tenth issue is related to the planning and development of the city.

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A primary issue affecting the city's development and growth is the need for a comprehensive plan. The plan should provide a framework for the city's development and growth. The plan should also provide a framework for the city's development and growth. The plan should also provide a framework for the city's development and growth. The plan should also provide a framework for the city's development and growth. The plan should also provide a framework for the city's development and growth. The plan should also provide a framework for the city's development and growth. The plan should also provide a framework for the city's development and growth. The plan should also provide a framework for the city's development and growth. The plan should also provide a framework for the city's development and growth. The plan should also provide a framework for the city's development and growth.

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the city's agricultural and open space areas, the enhancement of park and recreation facilities, the recognition and protection of the city's historic values and provision of an administrative and fiscal system to ensure a high quality urban environment.

1.1.3 Overview of Goals, Objectives, and Policies

The goals of this element are to promote the development of a well-balanced and functional mix of land uses and to ensure that development in the city is consistent with the city's character and image. To achieve these goals, objectives and policies are provided. These objectives and policies set forth specific approaches to encouraging appropriate land uses.

The overall goals and objectives of the project are articulated in the land use element of the general plan and are outlined below.

Goal

To promote development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational, and institutional land uses.

Objectives

1. Encourage the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.
2. Encourage the development of commercial land uses which strengthen the city's economic base and offer a full range of commercial enterprises to meet the needs of residents and visitors.
3. Encourage the establishment of industrial land uses to diversify Solvang's economic base and to provide additional local employment opportunities.

The city's agricultural and non-agricultural land use management is not in accordance with the city's land use management plan, and the city's land use management plan is not in accordance with the city's land use management plan.

1.3. Objectives of the Study, Objectives, and Methods

The purpose of this study is to provide the city with a comprehensive and detailed analysis of its land use management plan, and to provide the city with a comprehensive and detailed analysis of its land use management plan. The study is conducted in accordance with the city's land use management plan, and the study is conducted in accordance with the city's land use management plan.

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4. Provide an adequate amount of open space and recreational land uses to meet the needs of residents and visitors.
5. Provide for the development of an adequate amount of institutional land uses to meet the social, economic, cultural, spiritual, and educational needs of residents and visitors.
6. Ensure that the demand for public facilities and services does not exceed the city government's ability to provide said facilities and services.
7. Encourage the preservation of agricultural land uses within the city.

Goal

To ensure that development in the city is consistent with the overall community character and contributes positively towards the city's image.

Objectives

1. Distribute land uses to establish a pattern which minimizes the potential for conflicts involving adjacent land uses.
2. Encourage planned unit developments (PUD) at appropriate locations to facilitate the orderly development of large areas within the city.
3. Ensure that commercial development is located conveniently and, where appropriate, is consistent with the community design element of this general plan.

1.2 PURPOSE

1.2.1 Response to Key Issues

The overall purpose of this element is to establish a balanced pattern of land use that is consistent with the values of the community and is responsive to the opportunities and constraints identified.

1.2.2 The Land Use Plan

The land use plan sets forth the general location and general development intensities for a variety of land uses within the city. The overriding considerations in establishing this land use plan are to ensure that Solvang retains the unique character of the Village Area, enhance the city's economic health and maintain the community's desirability as a residential and recreational area. The land use plan serves as the long-range guide to promote an appropriate land use pattern that will be attained at a rate similar to the historic development of the community.

1.3 AUTHORIZATION

This land use element is required by state law. As specified in Government Code Section 65302(a):

A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

The land use plan sets out the general framework for the land use development of the area. It is a key document in the planning process and is used to guide the development of the area. The plan is based on a number of factors, including the physical characteristics of the area, the social and economic needs of the community, and the environmental constraints. The plan is a living document and is subject to review and amendment as circumstances change.

1.5.3 Implementation

The land use plan is implemented through a number of measures, including the development of detailed planning schemes, the issuance of planning permissions, and the enforcement of planning regulations.

The land use plan is a key document in the planning process and is used to guide the development of the area. It is based on a number of factors, including the physical characteristics of the area, the social and economic needs of the community, and the environmental constraints. The plan is a living document and is subject to review and amendment as circumstances change.

2.0 EXISTING CONDITIONS/ISSUE ANALYSIS

2.1 EXISTING LAND USE/EXISTING ZONING

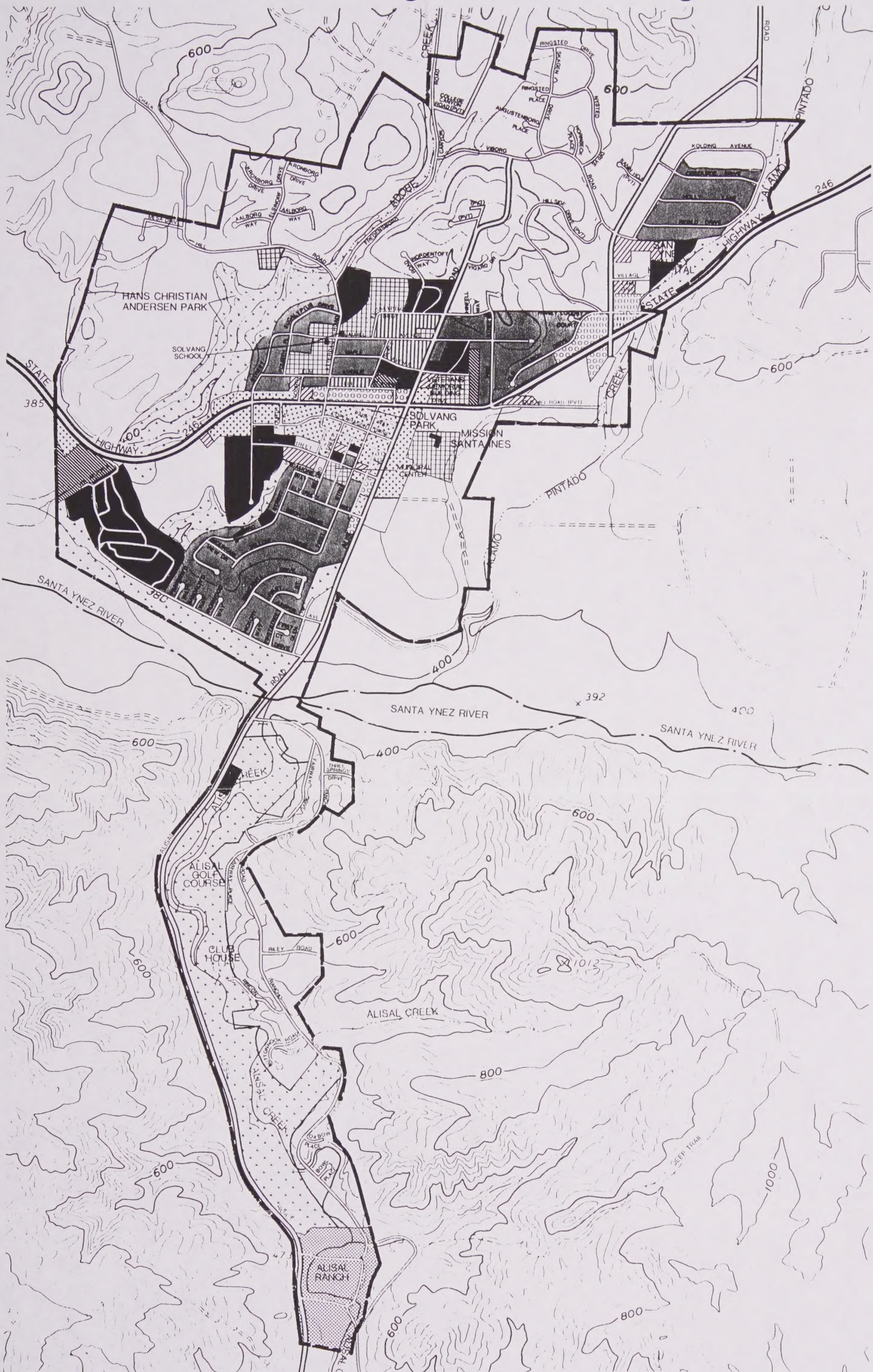
The city of Solvang is located in the Santa Ynez Valley in the central part of Santa Barbara County. It is generally surrounded by the Purisima Hills to the north, the upper Santa Ynez Valley to the east, the Santa Ynez Mountains to the south, and the lower Santa Ynez Valley to the west. Solvang is situated primarily along on alluvial plain formed by the Santa Ynez River and on the southeastern edge of the Purisima Hills. It is located almost equidistant between the communities of Buellton and Santa Ynez. State Route 246 bisects Solvang and provides a key regional east-west link between U.S. Highway 101 and State Route 154.

Existing land use in the general plan study area surrounding the city consists primarily of open space, agricultural and ranch uses. This area includes the undeveloped areas of the Purisima Hills, agricultural land uses, the Santa Ynez River, and the Santa Ynez Mountains flanking the southern portion of the city.

As shown on Exhibit 1, existing land uses within the Solvang city boundary are predominantly residential, which account for approximately 45 percent of Solvang's existing land area. There are approximately 1,560 dwelling units in Solvang as of 1988. Other predominant land uses include recreation/open space (approximately 18 percent) and vacant land areas which account for about 16 percent of Solvang's existing land area. Table 1 summarizes Solvang's existing land use mix.

Table 1
EXISTING LAND USE MIX

<u>Land Use</u>	<u>Acres</u>
Residential	725.1
Commercial	95.5
Institutional	31.1
Office/Professional	17.9
Light Industry	13.4
Recreation/Open Space	295.1
Vacant	258.8
Roads, etc.	163.1
Total	1,600.0



LEGEND

- | | | | | | |
|--|------------------|--|-------------------------------|--|-------------------------------------|
| | ESTATE/RANCHETTE | | TOURIST RECREATION/COMMERCIAL | | LIGHT INDUSTRIAL |
| | SINGLE FAMILY | | GENERAL COMMERCIAL | | RECREATION/OPEN SPACE |
| | MULTI-FAMILY | | OFFICE/PROFESSIONAL | | RESIDENTIAL/COMMERCIAL MIX |
| | GUEST RANCH | | INSTITUTIONAL | | OFFICE-PROF./TOURIST REC.-COMM. MIX |
| | | | | | VACANT |

Existing Land Use



SOLVANG GENERAL PLAN CITY OF SOLVANG



Solvang's predominant tourist commercial land uses in the Village Area are the key focus of Solvang's business activity. Existing tourist commercial land uses amount to an estimated 606,000 square feet. Other business-related land uses such as general commercial, office/professional and light industrial uses represent a minor proportion of Solvang's existing land use and amount to a total of approximately 158,000 square feet.

2.2 LAND USE ISSUES

2.2.1 Historical Context

Prior to the presence of European settlers, the Santa Ynez Valley area was inhabited primarily by the Chumash tribe of Native Americans. In 1804, Franciscan missionaries established Mission Santa Ines within the area now encompassed by Solvang. During the "Mission Period" of 1804-1850, the area was dominated by three Mexican ranchos: Rancho Nojoqui, San Carlos de Jonata, and Rancho Canada de los Pinos.

During the late 1800s, the westward migration of settlers resulted in the Alamo Pintado Valley becoming the center of the first homesteads in the Santa Ynez Valley. This westward migration included a number of immigrants who had left Denmark due to land shortages and the attractive opportunities in the United States.

In 1911, the colony of Solvang was established with the purchase of 9,000 acres in the Santa Ynez Valley by Professor P.P. Hornsyld, Reverend Benedict Nordentoft, and Reverend J.M. Gregorson. The community grew rapidly as the Danish settlers sought to integrate as much as possible into the American environment. Over the ensuing years, Solvang became the site of an annual "Danish Days" festival in which Santa Ynez Valley residents gathered to celebrate their Scandinavian heritage.

Immediately after World War II, Ferd Sorensen's construction of Danish-style buildings in the Village Area fostered the transformation of Solvang into a Danish-style community. Following coverage of the 1947 "Danish Days" festival by the Saturday Evening Post, an influx of weekend visitors encouraged the development of Solvang as a tourist destination.

Settlement's predominant feature commenced 1945 used as the Village Hall and the site of the early business activity. Existing building construction had been mainly to be situated within the village hall. Other buildings had been built as general commercial, administrative and other industrial uses representing a minor proportion of building activity. The village hall was built in 1945, and was built in a style of architecture which is still visible today.

2.1. LAND USE (1945)

2.1.1. Historical context

From the time of the settlement of the village hall, the village hall and the village hall were the main features of the village hall. In 1945, the village hall was built in a style of architecture which is still visible today. The village hall was built in 1945, and was built in a style of architecture which is still visible today. The village hall was built in 1945, and was built in a style of architecture which is still visible today. The village hall was built in 1945, and was built in a style of architecture which is still visible today.

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Solvang's tourist economy continued to grow through the 1970s, as did its resident population. The city now has a well-established identity as an authentic Danish community and relies heavily upon tourism as its key economic strength. Therefore, it is very important for land development to occur in such a way that the vitality of the Village Area is maintained. This requires an appropriate mix of land use types, design compatibility, an efficient traffic circulation system, adequate parking supplies, and a recognition of physical constraints and public service constraints affecting land use. It is also important for the city to achieve a well-balanced mix of land uses to meet the city's share of regional demands for housing and employment.

2.2.2 Land Use Compatibility Considerations

In general, the type of land uses within and adjacent to the Village Area need to reflect the area's existing atmosphere. The most appropriate types of land uses in this area would be mixed residential and commercial uses, tourist commercial, and visitor-oriented recreation/park. Industrial facilities would be incompatible with the Village Area.

The scale of land uses within and adjacent to the Village Area is also a key consideration. The development of structures that are out of proportion to existing uses (eg., buildings perceived as being overly massive or too tall) would clearly be incompatible with the character of the Village Area. (The community design element further describes considerations involving urban design relative to the Village Area.)

Land use compatibility issues are also important in areas outside of the Village Area. For example: existing conflicts occur at the western edge of the city involving the presence of sand and gravel operations adjacent to residential communities. Dust emissions, noise, and visual effects detract from the character of nearby residential uses. Potential conflicts could emerge as a result of the intensification of hospital and office uses adjacent to the Creekside neighborhood located east of Alamo Pintado Road.

The generally quiet nature of residential neighborhoods can be maintained through measures that minimize the potential for conflicts involving adjacent land uses. Such measures may involve significant landscaped buffering and providing an adequate circulation system and sufficient parking to minimize the spillover of traffic into residential areas.

Potential incompatibilities between land uses also can be minimized by promoting less intense development on the fringe areas and precluding "piecemeal" development of large sites. This can be accomplished by encouraging planned unit developments or specific plans at appropriate locations in the city. Specific plans can ensure that land uses are appropriately located.

2.2.3 Physical Constraints

A variety of physical constraints affecting potential land development. Urban development along the Santa Ynez River, Alamo Pintado Creek, and Adobe Creek is constrained due to flood hazard and biological resource considerations (as described in the safety element and the conservation and open space element, respectively). Similarly, steep slopes and other areas of potential geologic hazards limit the extent of potential development in hillside areas within and around the city.

The potential for new development in other areas of the city also can be constrained by small and/or irregular parcel configurations. For example, the extent of new residential or tourist recreation/commercial development in the Village Area is contingent upon the availability of lots with adequate depth and width to accommodate proposed developments which can be designed to parking requirements.

The need to preserve the "old world" atmosphere of the Village Area and the rural setting surrounding the community (land uses surrounding the city consist almost entirely of open space, horse ranches, and estate residential) represents an important physical constraint. Various elements of this general plan (ie., land use, community design, open space and conservation, and parks and recreation) include provisions to ensure that the need to maintain and enhance the city's visual character is reflected in the city's development.

A key constraint is the physical capacity of the city's traffic circulation system. It is mandatory that the carrying capacity of Solvang's roadways is adequate to accommodate the traffic generated pursuant to buildout of the general plan. An inadequate circulation system can limit the city's ability to provide for a more appropriate distribution and density of land uses relative to the city's overall goals and objectives.

2.2.4 Public Service Constraints

The potential for new development in Solvang is subject to the ability to provide adequate levels of service to such development. New development can place additional demands upon the county Sheriff's Department (which provides law enforcement service under contract with the city), the Solvang Fire Department and schools. New developments would likely necessitate the extension of water lines, electrical lines, natural gas lines, and sewer lines from existing facilities which would cause additional demands on the particular resource.

Public service agencies and utilities typically incorporate city and regional growth projections into their planning for potential service requirements. However, it is important to ensure that growth in the city does not accelerate to a degree that service levels would exceed capacity. The Open Space and Conservation Element discusses public service constraints in detail.

2.2.5 Other Constraints

A variety of other constraints could influence the nature and pace of new development in Solvang. A key consideration is the need to provide for a range of land uses that offer a balanced relationship between housing, employment opportunities, and recreational opportunities. Such a balance helps to ensure the stability of the community and allows for a strong and diversified economic base.

A second consideration is the need to maintain consistency between general plan and zoning designations. For example, areas designated for residential use in the general plan cannot be zoned and developed for commercial

uses or vice-versa. Proposed changes in zoning must either be consistent with the general plan or must involve a general plan amendment. It should be noted that the city is permitted to amend the general plan's mandatory elements a maximum of four times per year (Government Code Section 65358(b)).

A third consideration is the need for coordination of city and county land use planning for areas outside of the city. For example, the establishment of a sphere of influence/greenbelt agreement between the city and the county could be an important step in coordinating the planning activities of these agencies.

To help ensure that the city adequately responds to these constraints with respect to development of major vacant parcels, detailed planning will be undertaken. These significant undeveloped parcels include the Duff Mesa, the Skytt Mesa and the vacant 11-acre triangular parcel at Mission and Alamo Pintado. For these areas, specific plans or planned developments may not be appropriate.

Section 2.11

Encourage the development of commercial land uses which strengthen the city's economic base and offer a full range of commercial enterprises to meet the needs of residents and visitors.

Policy 2.11.1 The city's land use plan shall include areas designated for retail commercial, general commercial, highway commercial, and service-oriented commercial land uses.

Policy 2.11.2 Within areas designated for commercial use, the city shall permit the establishment of general retail, service-oriented, retail-office, banking, and professional offices.

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3.0 GOALS, OBJECTIVES, AND POLICIES

GOAL 3.1

TO PROMOTE DEVELOPMENT OF A WELL-BALANCED AND FUNCTIONAL MIX OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OPEN SPACE, RECREATIONAL, AND INSTITUTIONAL LAND USES.

Objective 1.0

Encourage the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Policy 1.a The city's land use plan shall include residential land uses comprising a full range of housing types, locations, and densities.

Policy 1.b Pursuant to the housing element of this general plan, the city shall facilitate the construction of 274 new housing units (including 18 affordable dwelling units), conserve 158 mobilehome units, and encourage the rehabilitation of 5-10 dwelling units during the next five years.

Objective 2.0

Encourage the development of commercial land uses which strengthen the city's economic base and offer a full range of commercial enterprises to meet the needs of residents and visitors.

Policy 2.a The city's land use plan shall include areas designated for retail commercial, general commercial, highway commercial, and tourist-related commercial land uses.

Policy 2.b Within areas designated for commercial uses, the city shall permit the establishment of general retail, tourist-oriented uses, restaurants, lodging, and professional offices.

2.1

to provide a framework for a self-sustaining and resilient use of resources. This includes, but is not limited to, water, energy, and land use.

2.2

Encourage the development and maintenance of healthy, resilient neighborhoods, the ability of communities to adapt to change, and the protection of natural resources.

2.3 The city's land use plan shall include provisions that encourage a full range of housing types, including, but not limited to, single-family, townhomes, and multi-family.

2.4 Pursuant to the housing element in this General Plan, the city shall facilitate the construction of the new housing units (including, but not limited to, single-family, townhomes, and multi-family) and ensure the completion of the housing units within the next five years.

2.5

Encourage the development of commercial and retail centers throughout the city's economic base and offer a full range of commercial services to meet the needs of residents and visitors.

2.6 The city's land use plan shall include provisions that encourage the development of commercial, retail, and multi-family housing, and ensure the completion of the housing units within the next five years.

2.7 Within areas designated for commercial use, the city shall ensure the development of commercial, retail, and multi-family housing, and ensure the completion of the housing units within the next five years.

Objective 3.0

Encourage the establishment of industrial land uses to diversify Solvang's economic base and to provide additional local employment opportunities.

Policy 3.a The city's land use plan shall provide areas designated for industrial uses to be developed during the next twenty years.

Policy 3.b Within areas designated as industrial, the city shall permit the establishment of light industrial facilities, research and development parks, public storage centers, warehouses, and heavy equipment storage and maintenance yards.

Objective 4.0

Provide an adequate amount of open space and recreational land uses to meet the needs of the entire community.

Policy 4.a The city's land use plan shall provide for open space along the Santa Ynez River, Alisal Creek, Adobe Creek, Alamo Pintado Creek, and other appropriate locations.

Policy 4.b The city's land use plan shall establish recreational areas in the form of Hans Christian Andersen Community Park, Solvang Park, and at other appropriate locations to meet the standards established in the parks and recreation element of this general plan.

Objective 5.0

Provide for the development of an adequate amount of institutional land uses to meet the social, economic, cultural, spiritual, and educational needs of the community.

Policy 5.a The city's land use plan shall include areas designated for institutional land uses.

Encourage the establishment of industrial land use in the City's industrial zone and to provide additional land development opportunities.

Policy 2.2.1 The City shall encourage the development of industrial land use in the City's industrial zone and to provide additional land development opportunities.

Policy 2.2.2 While some development is encouraged, the City shall encourage the development of light industrial facilities, research and development, office, retail, service centers, restaurants, and other appropriate uses in the industrial zone.

Section 2.3

Provide an adequate amount of open space and recreational land use in the City's industrial zone.

Policy 2.3.1 The City shall encourage the development of open space and recreational land use in the City's industrial zone and to provide additional land development opportunities.

Policy 2.3.2 The City shall encourage the development of open space and recreational land use in the City's industrial zone and to provide additional land development opportunities.

Section 2.4

Provide for the development of an adequate amount of recreational land use in the City's industrial zone and to provide additional land development opportunities.

Policy 2.4.1 The City shall encourage the development of recreational land use in the City's industrial zone and to provide additional land development opportunities.

Policy 5.b Within areas designated as institutional, the city shall permit the development of publicly owned facilities, schools, churches, hospitals and medical centers, and retirement care facilities and convalescent homes.

Policy 5.c The Mission Santa Ines site shall be designated as an institutional land use and onsite uses shall be limited to religious, cultural, and educational uses that are compatible with the Mission.

Objective 6.0

Ensure that the demand for public facilities and services does not exceed the city government's ability to provide said facilities and services.

Policy 6.a The city shall establish and maintain a development strategy relating economic growth and logical land use patterns with the provision of public services and utilities.

Policy 6.b An adequate fiscal impact analysis shall be provided for projects which involve any of the following:

1. Residential developments in excess of six dwelling units.
2. Commercial developments in excess of 5,000 square feet.
3. Office developments in excess of 5,000 square feet.
4. General plan amendments affecting a land use change.

Policy 6.c The city shall periodically review and update its land use plan to ensure that a balance is maintained between employment and housing opportunities, and to ensure the availability of sufficient municipal revenues to maintain adequate levels of public services.

Objective 7.0

Encourage the preservation of agricultural land uses within the city.

Policy 7.a The city's land use plan shall include areas designated for agricultural land uses.

Policy 2.1 Within areas designated as industrial, the city shall encourage the development of publicly owned facilities, schools, churches, nightclubs, and other facilities and services that will enhance the community.

Policy 2.2 The Mayor shall have the right to designate as an industrial area any and existing area shall be subject to regulation, control, and restriction, and that the restriction with the following:

Section 2.3

There shall be no limit on public facilities and services that are owned by the city government, or subject to public facilities and services.

Policy 2.4 The city shall establish and maintain a permanent strategy to encourage economic growth and development and the provision of public facilities and services.

Policy 2.5 The Mayor shall have the right to designate as an industrial area any and existing area shall be subject to regulation, control, and restriction, and that the restriction with the following:

1. Industrial development in areas of the existing area.
2. Commercial development in areas of 2,000 square feet.
3. Office development in areas of 2,000 square feet.
4. General plan development, including a land use change.

Policy 2.6 The city shall establish a review and update the land use plan to ensure that a balance is maintained between employment and housing opportunities, and to ensure the availability of sufficient public facilities and services to support the growth of the city.

Section 2.7

Encourage the growth of agricultural land within the city.

Policy 2.8 The city shall have the right to designate as an agricultural area any and existing area shall be subject to regulation, control, and restriction, and that the restriction with the following:

GOAL 3.2

TO ENSURE THAT DEVELOPMENT IN THE CITY IS CONSISTENT WITH THE OVERALL COMMUNITY CHARACTER AND CONTRIBUTES POSITIVELY TOWARDS THE CITY'S IMAGE.

Objective 1.0

Distribute land uses to establish a pattern which minimizes the potential for conflicts involving adjacent land uses.

Policy 1.a The Village core area shall be the primary focus of tourist-related land uses and surrounding portions of the city shall be buffered from spillover tourist traffic, noise, etc.

Policy 1.b The city shall encourage the development of multiple-family residential land uses in relatively close proximity to non-residential uses (eg., commercial centers, public parks, etc.).

Policy 1.c The city shall encourage the development of mixed residential and commercial uses in the Village commercial area.

Objective 2.0

Encourage planned unit developments (PUD) at appropriate locations to facilitate the orderly development of large areas within the city.

Policy 2.a The city's land use plan shall designate appropriate areas of the community for planned unit developments.

Objective 3.0

Ensure that commercial development is located conveniently and, where appropriate, is consistent with the community design element of this general plan.

Policy 3.a The city's land use plan shall provide for commercial development along arterial roadways in areas that allow for the provision of adequate access and parking.

It is also the responsibility of the user to ensure that the data is consistent with the data in the other files.

Section 1.1

The data is to be used for the purpose of the project and is not to be used for any other purpose.

The data is to be used for the purpose of the project and is not to be used for any other purpose.

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The data is to be used for the purpose of the project and is not to be used for any other purpose.

Section 1.2

The data is to be used for the purpose of the project and is not to be used for any other purpose.

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Section 1.3

The data is to be used for the purpose of the project and is not to be used for any other purpose.

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Policy 3.b Pursuant to the community design element of this general plan, the city shall require commercial development in the Village area to conform with the city's adopted design guidelines.

Table 2 below provides a statistical summary of land uses projected for the year 2010 and 2020. In addition to the forecast of land use, the table also provides the percentage of land use, particularly for commercial and industrial uses. The general plan permits land use changes to be made in the Village area. The general plan permits land use changes to be made in the Village area. The general plan permits land use changes to be made in the Village area.

Table 2
Land Use Statistical Summary

Land Use	Acres	Square Feet
Single Residential (1 unit/lot)	77.5	24
Low Density Residential (2 units/lot)	154.3	101
Low/Medium Density Residential (2-4 units/lot)	154.3	340
Medium Density Residential (5-10 units/lot)	154.3	1,247*
High Density Residential (10+ units/lot)	154.3	1,247*
Subtotal	601.4	3,162
Land Use	Acres	Square Feet
Small Business (10,000 sq/ft)	31.2	312,000
Small Business (20,000 sq/ft)	15.6	156,000
General Commercial (50,000 sq/ft)	3.1	31,000
General Commercial (100,000 sq/ft)	6.2	620,000
Light Industrial (20,000 sq/ft)	3.1	31,000
Medium Industrial (50,000 sq/ft)	6.2	620,000
Heavy Industrial (100,000 sq/ft)	12.4	1,240,000
Office/Professional (50,000 sq/ft)	3.1	31,000
Office/Professional (100,000 sq/ft)	6.2	620,000
Agriculture (100,000 sq/ft)	12.4	1,240,000
Parking	3.1	31,000
Subtotal	104.8	3,200,000
TOTAL	706.2	6,362,000

* Minimum of density range used for calculating residential units.

Article 2.5. Payment in the currency of the state of the Republic of
the city shall require payment in the form of the city and in
conformity with the city's budget and its interests.

4.0 THE LAND USE PLAN

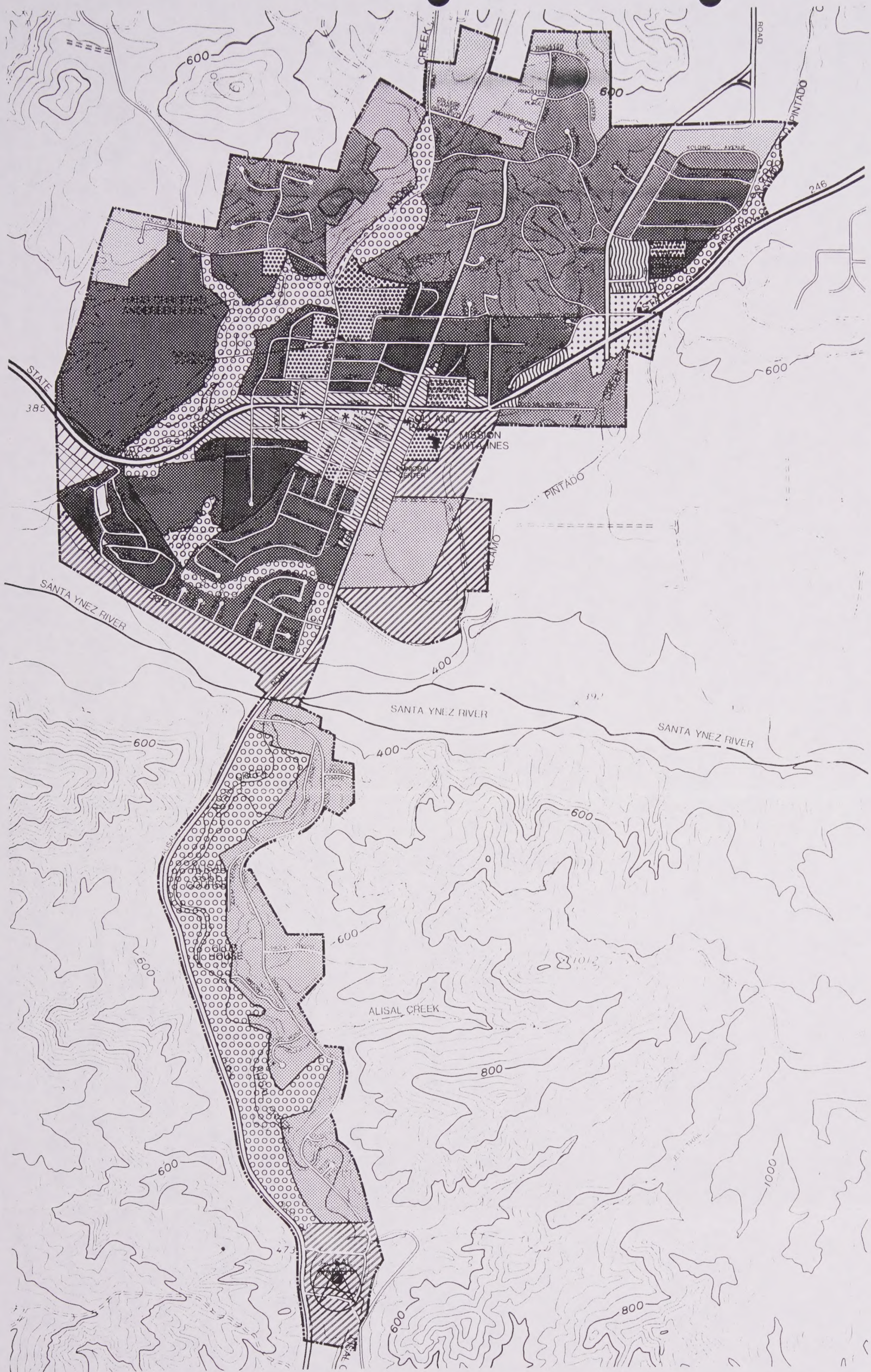
As shown on Exhibit 2, Solvang's land use plan provides for some change to existing land use and serves to maintain the existing land use pattern. The key land use changes that could occur after the adoption of this land use plan would be concentration and infill on currently developed parcels. One component of the land use plan is the formulation of a sphere of influence/greenbelt agreement to preserve the rural setting around the community. This is currently being pursued by the city.

Table 2 below provides a statistical summary of the land uses provided for in the land use element of the general plan. In addition to the increase in residential development, the general plan provides for the substantial intensification of commercial land uses, particularly tourist commercial uses in the Village Area. The general plan permits total commercial build-out to be approximately 1,596,000 square feet. The existing 764,000 square feet of such land uses.

Table 2
LAND USE PLAN STATISTICAL SUMMARY

Land Use	Acres	Units*
Estate Residential (1 DU/3 ac)	77.5	26
Low Density Residential (1 DU/ac)	184.4	185
Low/Medium Density Residential (2 DU/ac)	269.7	540
Medium Density Residential (3-7 DU/ac)	289.3	1,447*
High Density Residential (8-20 DU/ac)	80.7	1,130*
Subtotal	901.6	3,328
Land Use	Acres	Square Feet
Guest Ranch (15,000 sf/ac)	31.8	477,000
Retail Commercial (10,000 sf/ac)	16.4	164,000
General Commercial (10,000 sf/ac)	3.5	35,000
Tourist Commercial (22,000 sf/ac)	63.5	1,397,000
Light Industry (20,000 sf/ac)	4.5	90,000
Public/Institutional (20,000 sf/ac)	43.8	876,000
Professional/Office (15,000 sf/ac)	18.2	213,000
Open Space/Recreation (N/A)	219.6	N/A
Agriculture (N/A)	101.0	N/A
Parking	2.5	N/A
Subtotal	504.8	3,252,000
Roads	193.6	N/A
TOTAL	1,600.0	N/A

* Midpoint of density range used for calculating residential units.



- ESTATE (1DU/3AC)
- LOW RESIDENTIAL (1DU/1AC)
- LOW MEDIUM RESIDENTIAL (2DU/AC)
- MEDIUM RESIDENTIAL (3-7DU/AC)

- HIGH RESIDENTIAL (8-20DU/AC)
- OPEN SPACE/RECREATION
- AGRICULTURE
- RETAIL COMMERCIAL
- GUEST RANCH

- TOURIST REC./COMMERCIAL
- GENERAL COMMERCIAL
- LIGHT INDUSTRY
- PUBLIC/INSTITUTIONAL
- PROFESSIONAL/OFFICE
- PARKING

Land Use Plan

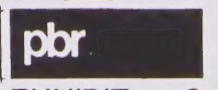
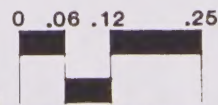


SOLVANG GENERAL PLAN

CITY OF SOLVANG

FOR REFERENCE ONLY,
PRECISE MAPS AVAILABLE
IN THE CITY PLANNING DEPARTMENT

MILES





The individual land use categories are described as follows:

Estate Residential - This category involves estate/ranchette types of residences developed at a maximum density of one dwelling unit per three acres. Assuming an average household size of 2.3 persons per unit, the population density for this category would be approximately three persons per three acres.

Low Density Residential - This category is for single family residences developed at a density of one dwelling unit per acre. With an average household size of 2.3 persons per unit, the population density would be approximately three persons per acre.

Low/Medium Density Residential - Under this category, single-family residences are to be developed at a density of two dwelling units per acre. The population density in these areas would be approximately five persons per acre based on an average household size of 2.3 persons per unit.

Medium Density Residential - This category provides for single- and multi-family residential development within a density range of three to seven units per acre. Population densities in these areas could be as high as 17 persons per acre assuming development intensities of seven units per acre and an average household size of 2.3 persons per unit.

High Density Residential - Multi-family residential development under this category will range between 8 and 20 dwelling units per acre. Assuming maximum development and an average household size of 2.3 persons per unit, population densities in these areas could be as high as approximately 46 persons per acre.

Retail Commercial - This category involves the development of commercial uses such as specialty shops, grocery stores, drug stores, etc. to serve primarily Solvang residents. Allowable development intensities in these areas would be 10,000 square feet of gross floor area per acre.

General Commercial - Commercial development in this area would involve both retail commercial and roadside commercial uses such as service sta-

tions. The only site in the city designated as General Commercial is just south of Route 246 at the extreme western edge of the city.

Development on this site could reach a density of 10,000 gross square feet of gross floor area per acre.

Tourist Commercial - This category provides for hotel, restaurant, and other tourist-serving commercial uses in the Village Area. This category also provides for mixed residential/commercial uses. Development under this category could reach densities of 22,000 square feet of gross floor area per acre.

Guest Ranch - This general plan designation is intended to recognize the Alisal Ranch as a unique use in the community. The Alisal Ranch is a working ranch which encompasses over 10,000 acres of which only a small portion is within the city of Solvang. The area within the city includes lodging with 66 units, employee housing, equestrian facilities, two dining rooms, a lounge/cocktail lounge, tennis club, golf course and golf club. The current conditional use permit for the facility allows a total of 75 guest units. This land use designation does not infer expansion of the facility for any kind of commercial or retail use, and limits the number of guest units allowed to 100. The maximum intensity of development for the Alisal Ranch is 15,000 square feet per acre.

Light Industry - This category provides for light manufacturing and research and development uses as well as sand and gravel operations. The maximum allowable development intensity in these areas is 20,000 square feet of gross floor area per acre.

Public/Institutional - This category includes schools, churches, civic center and other public uses. The maximum density in these areas is 20,000 square feet of gross floor area per acre.

Professional/Office - This category provides for professional offices (eg., medical and dental centers) and general office uses. The maximum density in these areas is 15,000 square feet of gross floor area per acre.

Open Space/Recreation - This category includes public parks, golf course, indoor recreation facilities, and open space uses. Although no maximum building density is defined for these areas, any structures constructed shall be integral components of the recreational uses and should be at a scale that is compatible with the recreational site.

Agriculture - This category provides for agriculturally related land uses. No maximum building density is defined for this use since no development (other than farm houses or related facilities) is allowed in these areas.



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Public Space - This category includes public parks, urban recreation facilities, and open space areas. Although no formal building density is defined for these areas, any structures constructed should be integral components of the recreational area and should be of a scale that is compatible with the recreational site.

Recreation - This category provides for sportswatching facilities. The various building density is defined for this use based on the amount of open space or urban facilities is adjacent to these areas.